104.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,700 / 935,700
					USE VALUE:	935,700 / 935,700
					ASSESSED:	935,700 / 935,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZONA MATTHEW & MICHELLE M L
Owner 2:	
Owner 3:	
Street 1:	50 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .289 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2889 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12610.000	376,900		558,800	935,700
Total Card	0.289	376,900		558,800	935,700
Total Parcel	0.289	376,900		558,800	935,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.88 | /Parcel: 323.88

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67091
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8286!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	376,900	0	12,610.	558,800	935,700		Year end	12/23/2021
2021	101	FV	362,500	0	12,610.	558,800	921,300		Year End Roll	12/10/2020
2020	101	FV	362,500	0	12,610.	558,800	921,300	921,300	Year End Roll	12/18/2019
2019	101	FV	275,500	0	12,610.	558,800	834,300	834,300	Year End Roll	1/3/2019
2018	101	FV	275,200	0	12,610.	479,000	754,200	754,200	Year End Roll	12/20/2017
2017	101	FV	275,200	0	12,610.	447,000	722,200	722,200	Year End Roll	1/3/2017
2016	101	FV	275,200	0	12,610.	383,200	658,400	658,400	Year End	1/4/2016
2015	101	FV	273,900	0	12,610.	343,300	617,200	617,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:03:54

LAST REV

Date	Time
10/09/18	10:27:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1048-19		8/1/1988		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	67091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2018	130	Insulate	5,171	C				
9/21/2004	972	Addition	79,000			G6	GR FY06	30X24 W/BMT
3/20/1997	130		19,000					12X21 ADD 9X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Missed Appt.	372	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
12/17/1999	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
8/2/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12610		Sq. Ft.	Site		0	70.	0.63	4									558,811						558,800	

Total AC/HA:	0.28949	Total SF/SM:	12610	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 558,811	Spl Credit	Total: 558,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19517136
Const Adj.:	0.99989998
Adj $ / SQ:	119.505
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422507
Depreciation:	45631
Depreciated Total:	376876

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

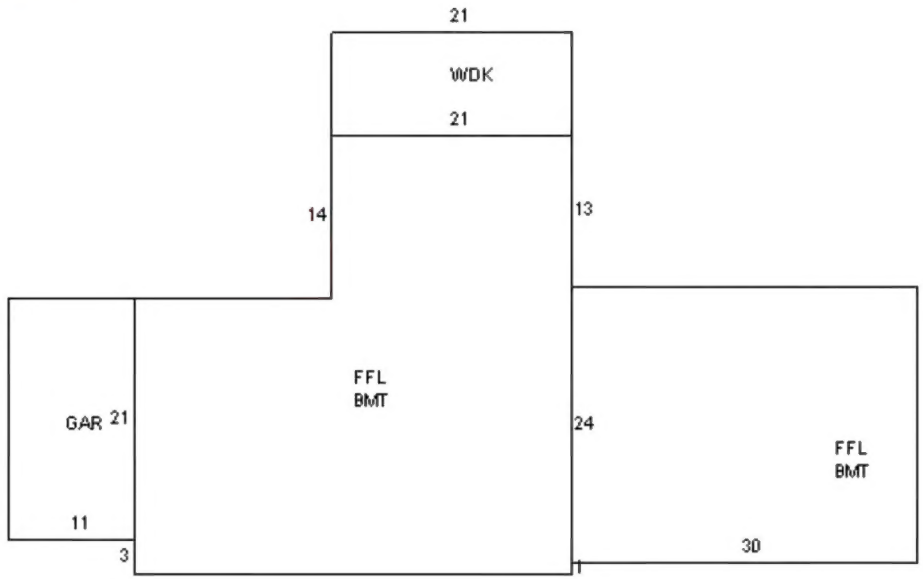
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.51
Special Features:	0	Val/Su Net:	88.23
Final Total:	376900	Val/Su SzAd	195.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,926	47.500	91,491
FFL	First Floor	1,926	119.510	230,167
GAR	Garage	231	25.820	5,964
WDK	Deck	189	11.290	2,134

Net Sketched Area:	4,272			Total:	329,756
Size Ad	1926	Gross Area	4272	FinArea	2889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc